



ROYSE CITY - JOIN STARBUCKS, SPRINT, WINGSTOP & BAYLOR

New Developments

I-30 and Erby Campbell Road, Royse City, Texas

PROPERTY OVERVIEW

- Brand new Walmart Supercenter anchored retail area
- Starbucks, Wingstop and Re/Max - coming soon!
- Excellent visibility in a high-traffic area
- Very high-growth area of DFW
- Located at the best intersection in Royse City
- Community in real need of restaurant, retail, daily services, medical and fitness options
- New Multi-family developments on the rise

LEASING INFORMATION

Call for Pricing

Building 1 ± 985 SF White Box Available

Building 2 (Coming Soon) ± 1,680 SF Available

TRAFFIC COUNTS

I-30 65,030 VPD

AREA TRAFFIC DRIVERS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,773	31,488	104,487
Households	6,782	10,247	35,496
Average HH Income	\$166,805	\$173,085	\$210,237
Median Age	33.6	34.2	37.1

For More Information
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inroads

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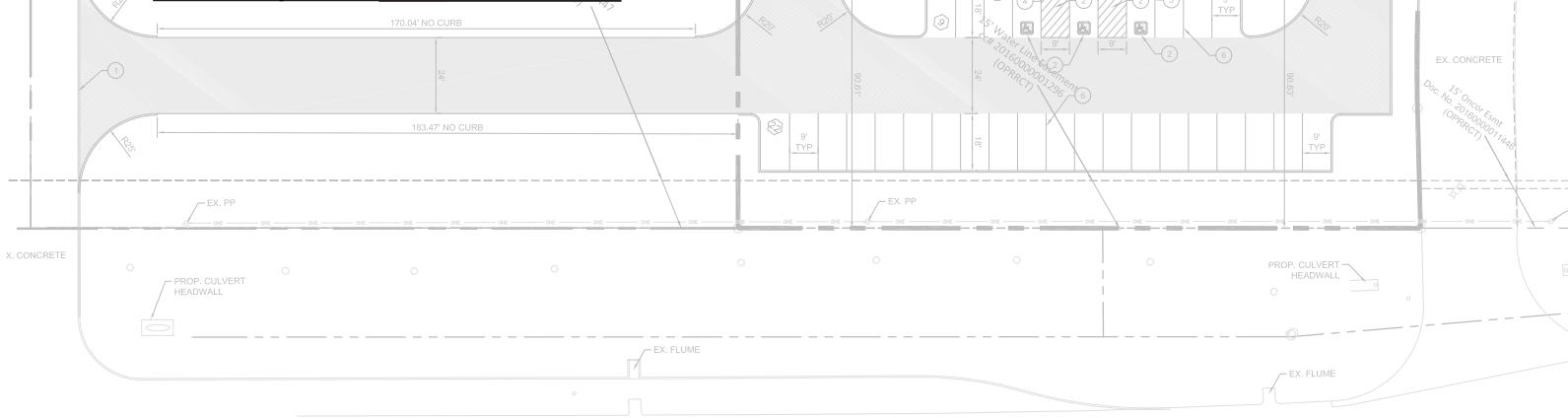
SITE OVERVIEW

LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-26
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-26
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-26
	PROPOSED DUMPSTER CONCRETE PER DETAIL SHEET C-26
	PROPOSED CONCRETE CURB AND GUTTER
	FULL-DEPTH SAWCUT
	PROPOSED LIGHTPOLE (REFER TO MEP PLANS FOR DETAILS)
	PARKING COUNT
	PROPOSED FIRE LANE STRIPING PER DETAIL SHEET C-26

PARKING INFORMATION INDOOR RETAIL STORE	
REQUIRED PARKING - 8,800 SF (1 SPACE PER 250 SF UP TO 5000 SF, 1 SPACE PER 200 SF FOR ADDITIONAL AREA)	39 SPACES
PROPOSED PARKING SPACES	46 SPACES (3 ADA)

SITE INFORMATION	
SITE 2	
SITE AREA:	99.5

	± 1,680 SF Available	
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HIGHWAY I-30 Available

	8401 North Central Expressway, Suite 650 Dallas, Texas 75225 (972) 764-5401 inroadsrealty.com
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SITE OVERVIEW

BUILDING 1

± 985 SF WHITE BOX
AVAILABLE



BUILDING 2

STARBUCKS

± 1,680 SF
Available

TEXAS HEALTH
RESOURCES





Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)